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Sir Thomas Whites Road
Chapel Fields CV5 8DR

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BEAUTIFULLY PRESENTED THREE-BEDROOM HOME | STYLISH MODERN INTERIORS | TWO RECEPTION ROOMS | REFITTED KITCHEN & BATHROOM | LANDSCAPED REAR GARDEN

Shortland Horne are pleased to offer for sale this beautifully presented three-bedroom mid-terraced home, situated in the popular Chapel Fields area of Coventry.

The property has been considerably modernised by the current owners and now offers an attractive combination of contemporary finishes and traditional character. Particular highlights include the stylish kitchen, two separate reception rooms, a refitted family bathroom and an impressive landscaped rear garden.

The property is entered through a welcoming hallway with attractive herringbone-style flooring and stairs rising to the first floor.

To the front is a comfortable bay-fronted lounge, beautifully presented with a feature fireplace and contemporary décor. The separate dining room provides an excellent space for entertaining and continues the herringbone-style flooring through towards the kitchen.

The modern fitted kitchen is one of the standout features of the home, finished with a contrasting range of dark and light contemporary units, complementary work surfaces and tiled splashbacks, along with integrated cooking appliances. There is plenty of preparation and storage space, while the layout connects conveniently with the dining room.

Beyond the kitchen is a useful utility area, providing additional appliance space, together with a ground-floor shower room.

On the first floor, the landing gives access to three bedrooms. The main bedroom is an excellent-sized double room, with the second bedroom also providing comfortable double accommodation. The third bedroom is currently utilised as a home office and would make an ideal single bedroom, nursery or study.

Completing the first floor is the stylishly refitted family bathroom, featuring a freestanding bath with shower over, contemporary vanity storage, patterned flooring and modern fittings.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Hallway

0.89m x 3.91m

Lounge

3.28m x 4.45m

Dining Room

3.28m x 3.68m

Kitchen

2.72m x 3.51m

Utility Area

Shower Room

1.09m x 1.80m

FIRST FLOOR

Bedroom

4.24m x 3.71m

Bedroom

2.54m x 3.71m

Bedroom

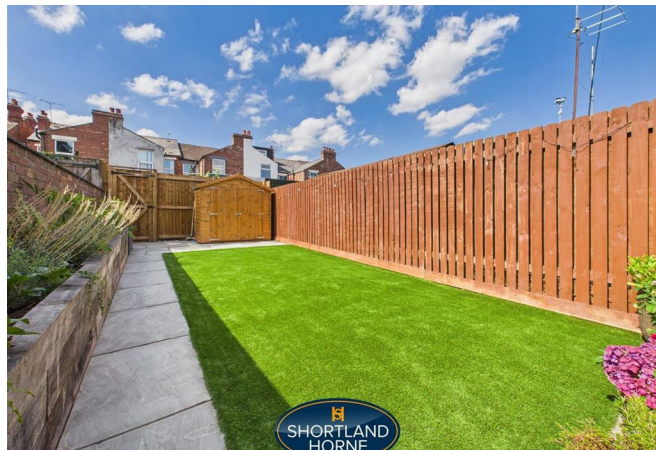
2.64m x 2.24m

Bathroom

1.75m x 3.20m

OUTSIDE

Garden



Floor Plan



Total area: 948.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

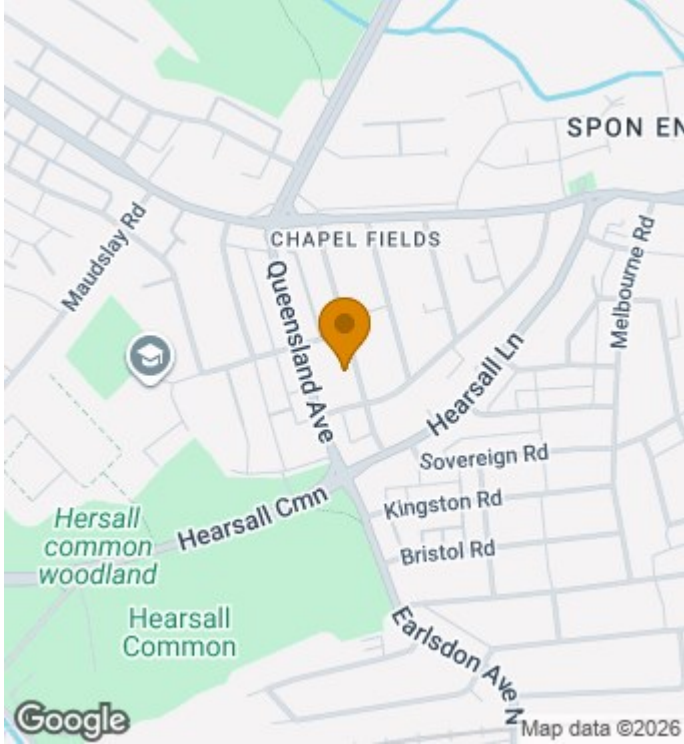
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC

